

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

M

W-02064A
MONTEZUMA ESTATES PROPRETY OWNERS ASSN.
P.O. BOX 592
RIMROCK AZ 86335-0000

ANNUAL REPORT

FOR YEAR ENDING

12	31	2001
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FOR COMMISSION USE

ANN04	01
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Processed by:

2/5/02 cm

SCANNED

15 FEB 2002

COMPANY INFORMATION

Company Name (Business Name) Montezuma Estates Property Owners Association

Mailing Address P O Box 592

Rimrock
(City)

AZ
(State)

86335
(Zip)

928 567 4722

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

Local Office Mailing Address P O Box 592

Rimrock
(City)

AZ
(State)

86335
(Zip)

928 567 4722

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Management Contact: Anna Barbara Brunner

Treasurer

(Name)

(Title)

P O Box 20351

Sedona

AZ

86341

(Street)

(City)

(State)

(Zip)

928 567 5636

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

On Site Manager: Bill Couch

(Name)

P O Box 601

Rimrock

AZ

86335

(Street)

(City)

(State)

(Zip)

928 567 4778

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

Statutory Agent: _____

(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney: _____

(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ **Sole Proprietor (S)**

☐ **C Corporation (C) (Other than Association/Co-op)**

☐ **Partnership (P)**

☐ **Subchapter S Corporation (Z)**

☐ **Bankruptcy (B)**

☒ **Association/Co op (A)**

☐ **Receivership (R)**

☐ **Limited Liability Company**

☐ **Other (Describe)** _____

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ **APACHE**

☐ **COCHISE**

☐ **COCONINO**

☐ **GILA**

☐ **GRAHAM**

☐ **GREENLEE**

☐ **LA PAZ**

☐ **MARICOPA**

☐ **MOHAVE**

☐ **NAVAJO**

☐ **PIMA**

☐ **PINAL**

☐ **SANTA CRUZ**

☒ **YAVAPAI**

☐ **YUMA**

☐ **STATEWIDE**

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	0		
302	Franchises	0		
303	Land and Land Rights	750		750
304	Structures and Improvements	6,426	1,282	5,144
307	Wells and Springs	8,409	3,648	4,761
311	Pumping Equipment	31,663	3,750	27,913
320	Water Treatment Equipment	2,957	190	2,767
330	Distribution Reservoirs and Standpipes	25,906	4,537	21,369
331	Transmission and Distribution Mains	177,806	65,727	112,079
333	Services	2,934	1,448	1,486
334	Meters and Meter Installations	25,043	1,777	23,266
335	Hydrants	0		
336	Backflow Prevention Devices	0		
339	Other Plant and Misc. Equipment	0		
340	Office Furniture and Equipment	0		
341	Transportation Equipment	0		
343	Tools, Shop and Garage Equipment	0		
344	Laboratory Equipment	0		
345	Power Operated Equipment	0		
346	Communication Equipment	0		
347	Miscellaneous Equipment	0		
348	Other Tangible Plant	0		
	TOTALS	281,894	82,359	199,535

This amount goes on the Balance Sheet Acct. No. 108

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Recorded Depreciation Expense (1x2) (Note)
301	Organization			
302	Franchises			
303	Land and Land Rights	750		
304	Structures and Improvements	6,426	2.34	147.35
307	Wells and Springs	8,409	2.97	237.77
311	Pumping Equipment	31,663	5.05	1,384.25
320	Water Treatment Equipment	2,957	4.30	127.16
330	Distribution Reservoirs and Standpipes	25,906	1.80	464.12
331	Transmission and Distribution Mains	177,806	2.00	3,396.15
333	Services	2,934	2.96	83.29
334	Meters and Meter Installations	25,043	3.82	830.11
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	281,894		6,670.20

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.

Note: differences between recorded
depr. and amt. calculated when multiplying
12/31/01 asset bal x depr. rate due to
half year convention re addns. during yr

per above 6,670.20
Amort. of Adv.
Aid of Constr. (1,956.00)
per Acct #403 4,714.20

BALANCE SHEET

Acct. No.	ASSETS	BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 27,066	\$ 12,524
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		224
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets	1,900	1,814
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 28,966	\$ 14,562
	FIXED ASSETS		
101	Utility Plant in Service	\$ 249,301	\$ 281,894
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	77,717	82,359
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$ 171,584	\$ 199,535
	Deferred Rate Case Expenses		1,660
	TOTAL ASSETS	\$ 200,550	\$ 215,757

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITIES		
231	Accounts Payable	\$	\$ 2,007
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits	240	240
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		1,578
	TOTAL CURRENT LIABILITIES	\$ 240	\$ 3,825
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$	\$
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction	36,572	40,842
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction	88,800	106,800
272	Less: Amortization of Contributions	(2,754)	(4,710)
281	Accumulated Deferred Income Tax Aww (1)	76,540	74,749
	TOTAL DEFERRED CREDITS	\$ 199,158	\$ 217,681
	TOTAL LIABILITIES	\$ 199,398	\$ 221,506
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings	1,152	(5,749)
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$	\$
	TOTAL LIABILITIES AND CAPITAL	\$ 200,550	\$ 215,757
(1)	Utility PLANT Acquisition Adjustment	83,704	83,704
	Accumulated Amortization	(7,164)	(8,955)
	Net	76,540	74,749

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 17,034	\$ 21,798
460	Unmetered Water Revenue		
474	Other Water Revenues	595	1,304
	TOTAL REVENUES	\$ 17,629	\$ 23,102
	OPERATING EXPENSES		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	2,254	4,313
618	Chemicals		22
620	Repairs and Maintenance	284	
621	Office Supplies and Expense	68	700
630	Outside Services	4,800	18,609
635	Water Testing	2,606	1,196
641	Rents		
650	Transportation Expenses		
657	Insurance – General Liability		
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	(1,068)	(640)
403	Depreciation Expense	4,178	4,714
408	Taxes Other Than Income	705	
408.11	Property Taxes	320	1,025
409	Income Tax	101	167
	TOTAL OPERATING EXPENSES	\$ 14,248	\$ 30,106
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$ 298	\$ 109
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		5
	TOTAL OTHER INCOME/EXP	\$ 298	\$ 104
	NET INCOME/(LOSS)	\$ 3,679	\$ (6,900)

COMPANY NAME Montezuma Estates Property Owners Association

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End \$ 40,842

Meter Deposits Refunded During the Test Year \$ 530

COMPANY NAME Montezuma Estates Property Owners Association

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
#1 55-621605	3 HP	28	10"	2"
#2 55-621604	7 HP	35	10"	2"

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
None		

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) = 13,050,200

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
#1 1-5 HP	30 gal per min		
#2 1-5 HP	30 gal per min		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
10,000		2,000	
10,000		2,000	

STATISTICAL INFORMATION

Total number of customers	81	
Total number of gallons sold	5,613,333	gallons

COMPANY NAME Montezuma Estates Property Owners Assn **YEAR ENDING 12/31/2001**

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported	<u>26</u>
Estimated or Actual Federal Tax Liability	<u>8</u>
State Taxable Income Reported	<u>76</u>
Estimated or Actual State Tax Liability	<u>50</u>


Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances	<u> </u>
Amount of Gross-Up Tax Collected	<u> </u>
Total Grossed-Up Contributions/Advances	<u> </u>

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.


SIGNATURE

1/31/02
DATE

PETER O. SANCHEZ
PRINTED NAME

PRESIDENT
TITLE

COMPANY NAME Montezuma Estates Property Owners Assn **YEAR ENDING 12/31/2001**

WATER AND SEWER UTILITIES ONLY

PROPERTY TAXES

Indicate the amount of actual property taxes paid during this reporting period (Calendar Year 2001)

\$ 518.81

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain reasons below:

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

VERIFICATION

STATE OF _____

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME)	Yavapai
NAME (OWNER OR OFFICIAL) TITLE	Anna Barbara Brunner Treasurer
COMPANY NAME	Montezuma Estates Property Owners Association

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA COPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2001

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2001 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 21,286

(THE AMOUNT IN BOX ABOVE
INCLUDES \$ 1,194

IN SALES TAXES BILLED, OR COLLECTED

****REVENUE REPORTED ON THIS PAGE MUST
INCLUDE SALES TAXES BILLED OR
COLLECTED. IF FOR ANY OTHER REASON,
THE REVENUE REPORTED ABOVE DOES NOT
AGREE WITH TOTAL OPERATING REVENUES
ELSEWHERE REPORTED, ATTACH THOSE
STATEMENTS THAT RECONCILE THE
DIFFERENCE. (EXPLAIN IN DETAIL)**

X Anna B Brunner
SIGNATURE OF OWNER OR OFFICIAL
928-567-5636
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

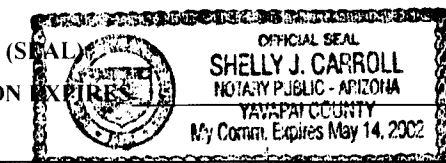
200

DAY OF

COUNTY NAME	YAVAPAI
MONTH	FEBRUARY 2002

Shelly J. Carroll
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES



**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

(COUNTY NAME) Yavapai	
NAME (OWNER OR OFFICIAL) Anna Barbara Bruner	TITLE Treasurer
COMPANY NAME Montezuma Estates Property Owners Association	

MONTH	DAY	YEAR
12	31	2001

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2001 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES
\$ 21,286

(THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 1,194
IN SALES TAXES BILLED, OR COLLECTED

***RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.**

X Anna B Bruner
SIGNATURE OF OWNER OR OFFICIAL

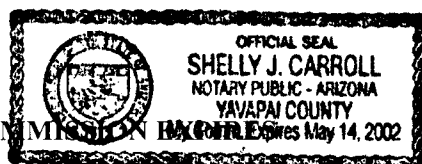
SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 2nd **DAY OF**

(SEAL)

MY COM



NOTARY PUBLIC NAME SHELLY J CARROLL	
COUNTY NAME YAVAPAI	
MONTH FEBRUARY	2002

X Shelly J Carroll
SIGNATURE OF NOTARY PUBLIC

MONTEZUMA ESTATES
PROPERTY OWNERS ASSOC.

P.O. BOX 812
PIMROCK, AZ 86325

405-25-740 C 9 46.18
405-25-740 D 8 46.18
948-22-690 9 150645

3doc

1891

91-327 1875
1221

DATE September 21, 2001

PAY
TO THE
ORDER OF

Ross D. Jacobs, County Treasurer.

\$518.81

Five hundred and eighteen dollars and eighty one cents

DOLLARS

Wells Fargo Bank, Arizona, N.A.
1201 Highway 89A
Cottonwood, AZ 86326
www.wellsfargo.com

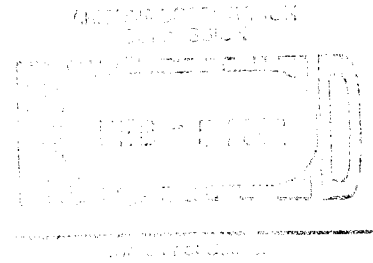
FOR 1/2 2001 property taxes

Anna B Brunner

⑈001691⑈ ⑆122105278⑆0719378895⑈

⑈0000051881⑈

February 4, 2002



Compliance Section
Utilities Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

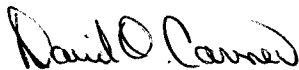
Dear Sir or Madam:

Enclosed is the Arizona Corporation Commission Utilities Division Annual Report for the Montezuma Estates Property Owners Association for the year ended December 31, 2001.

If you have any questions concerning this matter, please do not hesitate to call me at 928 567 4722 or write to me at:

Montezuma Estates Property Owners Association
P O Box 592
Rimrock, AZ 86335

Yours Truly,


David O. Cavner